

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

**FOR COURT USE ONLY**

☐ Individual appearing without attorney  
☒ Attorney for: Chapter 7 Trustee Thomas H. Casey

In re:	CASE NO.: 8:12-bk-10051-CB
MERCY REDONDO SANTIAGO,	CHAPTER: 7
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

Time: 2:30 pm

# NOTICE OF SALE OF ESTATE PROPERTY

**Last date to file objections: 02/19/2019**

See Trustee's Motion for order (1) authorizing the Trustee's sale of certain vacant located at Lot 10 Tract 1048, Yigo, Guam pursuant to 11 U.S.C. Section 363(b); (2) approving overbid procedures; (3) approving compensation of the Trustee's real estate broker; (4) authorizing distribution of sale proceeds; and (5) waiving 14 day stay imposed by FRBP 6004(h)

**Proposed sale price: \$ 28,000.00**

**Overbid procedure (if any):** Initial overbid to exceed original offer by \$1,000 and subsequent bids in increments of \$1,000; any overbid must be received by the Trustee prior to the hearing on the Motion; see Sale Motion for full bidding procedures

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: March 5, 2019  
Time: 2:30 p.m.  
Location: 411 West Fourth Street  
Courtroom 5D  
Santa Ana, CA 92701

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Duane Pahl  
Today's Realty  
1700 Army Drive, Suite 101  
Dededo, Guam 96929  
Phone: (671) 488-2642  
Email: duane.pahl@guamhome.com

Date: 02/08/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**22342 Avenida Empresa, Suite 245, Rancho Santa Margarita, CA 92688**

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **February 8, 2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Kathleen J McCarthy kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **February 8, 2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **February 8, 2019**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

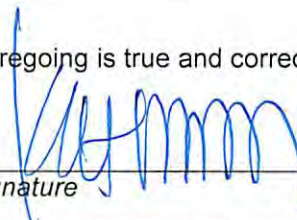
February 8, 2019

Date

Kathy Driggers

Printed Name

Signature



This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**SERVED BY U.S. MAIL:**

**Interested Party**

United States Bankruptcy Court  
Attn: Hon. Catherine E. Bauer  
411 West Fourth Street, Suite  
5165  
Santa Ana, CA 92701

**Debtor**

Mercy Redondo Santiago  
700 W. La Jolla Street, Apt. 3  
Placentia, CA 92870

**Interested Parties:**

Victor P. Santiago  
143 Dahlia Street  
Dededo, Guam 96929

Victor P. Santiago  
P.O. Box 7703  
Tamuning, Guam 96931

**Trustee's Guam Counsel**

Georgette Bello Concepcion, Esq.  
Law Office of Georgette Bello  
Concepcion, P.C.  
173 Aspinall Avenue, Suite 203  
Hagatna, Guam 96910

**Counsel for Victor Santiago**

~~William C. Bischoff, Esq.~~  
~~Suite 500Q, GCIC Building~~  
~~414 W. Soledad Avenue~~  
~~Hagatna, Guam 96910~~  
Attempted – Not Known  
Unable to Forward  
Return to Sender

**Creditors**

Bank of America  
P.O. Box 982238  
El Paso, TX 79998-2238

~~Blackstone Financial~~  
~~1950 S. Sterling Avenue~~  
~~Ontario, CA 91761-7636~~  
Return to Sender

Blackstone Financial Group  
2910 S. Archibald Ave., Suite A  
Ontario, CA 91761-7358

Capital One NA  
P.O. Box 30285  
Salt Lake City, UT 84130-0285

Chase  
P.O. Box 15298  
Wilmington, DE 19850-5298

Coast360 FCU  
121 Robat Street  
Hagatna, Guam 96910-3023

Department of Revenue &  
Taxation  
Real Property Tax Division  
P.O. Box 23607  
Barrigada, Guam 96921

DSNB Macy's  
9111 Duke Blvd.  
Mason, OH 45040-8999

Explorer  
P.O. Box 906  
Santa Clarita, CA 91380-9006

First Hawaiian Bank  
P.O. Box 1959  
Honolulu, HI 96805-1959

First Hawaiian Bank  
P.O. Box 4070  
Honolulu, HI 96812-4070

LVNV Funding, LLC, its  
successors  
and assigns as assignee of  
North Star Capital Acquisition LLC  
Resurgent Capital Services  
P.O. Box 10587  
Greenville, SC 29603-0587

National Credit Solutions  
~~P.O. Box 15779~~  
~~Oklahoma City, OK 73155-5779~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

National Credit Solutions  
2035 Central Circle, Suite 110  
McKinney, TX 75069

Portfolio Recovery Associates LLC  
P.O. Box 41067  
Norfolk, VA 23541-1067

Portfolio Recovery Associates,  
LLC  
Successor in Interest to  
MBNA/Bank of America  
P.O. Box 41067  
Norfolk, VA 23541

~~Zenith Acqu~~  
~~170 North Pointe Parkway~~  
~~Amherst, NY 14228-1992~~  
Return to Sender  
Not Deliverable as Addressed  
Unable to Forward

~~Zenith Acqu~~  
~~170 N. Pointe Pkway, Suite 300~~  
~~Amherst, NY 14228-1884~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

~~Zenith Acqu~~  
~~170 Northpointe Parkway, #300~~  
~~Buffalo, NY 14228~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

Zenith Acqu  
181 S. 333<sup>rd</sup> Street  
Federal Way, WA 98003

**SERVED VIA EMAIL:**

**Real Estate Agents**

Duane Pahl  
Today's Realty  
Email address:  
Duane.pahl@guamhome.com

Eileen Agahan  
Ellen's Realty  
Email address:  
ellensrealty@gmail.com